

Approved Minutes
BROOKFIELD PLANNING COMMISSION
THURSDAY, November 1, 2012 7:30 PM
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

1. **Convene Meeting:** Acting Chairman/Vice Chairman A. Kerley convened the meeting at 7:30 p.m. and established a quorum of members: A. Kerley, Acting Chairman/Vice Chairman; D. Frankel, Secretary; Regular Members P. Conlon and R. Baiad; Alternate L. Taylor.* Also present: Town Director of Public Works R. Tedesco, and Recording Secretary J. Llewellyn.

*L. Taylor was appointed a voting member.

Absent: J. Van Hise, Chairman; N. Tolmoff, Alternate.

2. **Review Minutes of Previous Meetings:10/18//12:** A motion was made by P. Conlon, seconded by R. Baiad to approve the Minutes of 10/18/12 as submitted. Motion carried unanimously.

3. **Old Business:**

- a. **44 and 52 Obtuse Road South: #201200890: Resubdivision – Ferry Farm Estates** (*Public Hearing scheduled for November 15, 2012 at 7:45 p.m.*)

The Commission has a site walk scheduled for 4:30 p.m. on Friday, November 2, 2012.

- b. **20 Vale Road #201200913: Proposed two-lot subdivision – Berkshire Corporate Park:** P. Conlon, who is doing the checklist, had no further comments.

4. **New Business:**

- a. **101 Obtuse Hill Road #201200961: 6-lot subdivision: “Whispering Glen II”**

1. Letter from P. Young to Brookfield Planning Commission dated 10/20/12 re: Whispering Glen Section II Cross Pond Drive Lots 5 & 6, Tree Farm Lane, Lots 7, 8, 9, 11.
2. Approved Minutes of the Planning Commission dated 6/21/12
3. Subdivision Bonding Estimate Form received in the Land Use Office on 10/25/12
4. Letter from P. Young to Planning Commission dated 10/20/12 re: Whispering Glen Section II Lots 5 & 6 Cross Pond Drive Lots 7, 9, 11, 12 Tree Farm Lane and Section 234-402 A-3 of the Subdivision Regulations
5. Letter from P. Young to the Planning Commission dated 10/20/12 re: Whispering Glen Section II Lots 5 & 6 Cross Pond Drive, Lots 7,9,11, and 12 Tree Farm Lane and Section 234-801-A of the Subdivision Regulations
6. Letter from P. Young to adjoining land owners dated 10/15/12
7. Adjoining Property Owners List received in the Land Use Office dated 10/25/12

8. Letter from R. Papenfuss of the Water Source/Site Plan Review committee dated 3/7/12 re: Whispering Glen, 101 Obtuse Hill Road, Application #201101091
9. Memo from the Conservation Commission to the Planning Commission dated 4/5/12 re: 101 Obtuse Hill Road – Whispering Glen Section II
10. Legal Documents submitted to the Land Use Office as part of the application on 10/26/12: Warranty Deed for 25 Cross Pond Drive, Certificate of Title for Lot 5, Warranty Deed for Lot 6, Certificate of Title for Lot 6, Warranty Deed for 8 Tree Farm Lane, Certificate of Title for Lot 9, Warranty Deed for 4 Tree Farm Lane, Certificate of Title for Private Space B., Warranty Deed for 12 Cross Pond Drive, Certificate of Title for Private Space A, Warranty Deed for 11 Cross Pond Drive, Certificate of Title for Lot 12, Warranty Deed for 11 Cross Pond Drive, Certificate of Title for Lot 12, Warranty Deed for 1 Tree Farm Lane, Certificate of Title for Lot 11
11. Subdivision Report on Subsurface Sewage Disposal for a 6-lot subdivision Whispering Glen Section Two Cross Pond Road and Tree Farm Lane dated 2/12; revised through 10/12.
12. Plans received in the Land Use Office on 10/25/12:
 - Sheet 1 of 9: Final Subdivision Map prepared by CJOJ, LLC dated 10/19/11
 - Sheet 2 of 9: Supplemental Map (Lots 5, 6, and 7) prepared by R.J. Gallagher, Jr. & Associates dated 2/27/12; revised through 10/25/12
 - Sheet 3 of 9 – Supplemental Map (Lots 9, 11 and 12) prepared by R.J. Gallagher and Associates dated 2/27/12; revised through 10/25/12
 - Sheet 4 of 9 – Supplemental Map Open Space A & B prepared by R.J. Gallagher and Associates dated 2/27/12, revised through 10/25/12
 - Sheet 5 of 9 – Supplemental Map Portion of Open Space A and B prepared by R. J. Gallagher and Associates dated 10/25/12
 - Sheet 6 of 9 – Road Plan and Profile (Driveways for Lots 5-7) dated 1/31/12, revised through 5/25/12
 - Sheet 7 of 9 – Proposed Detention Basin Enlargement prepared by Artel Engineering Group, LLC dated 8/27/12
 - Sheet SA1 – Watershed Map Existing revised 6/1/12 by R.J. Gallagher; revised through 9/2012 by Artel Engineering
 - Sheet SA1 – Watershed Map Proposed revised 6/1/12 by R.J. Gallagher, revised through 9/2012 by Artel Engineering
 - Sheet 9 of 9 – 400 Scale Vicinity Map prepared by CJOJ, LLC dated 10/19/11
13. Letter from S. Hesketh to B. Vischman dated 2/24/12 re: Whispering Glen Subdivision, 101 Obtuse Hill Road (in file).

Present was P. Young for Finmark Homes, LLC. Mr. Young noted that a completely new application has been filed, and each sheet of the plan was outlined by Mr. Young for the Commissioners. He also noted that this application is before the Wetlands Commission, where a public hearing has been closed. That Commission's recent meeting was canceled due to the storm.

The following information was relayed by Mr. Young: The A2 survey is identical to the original; no lots have changed in size or configuration; the application is still for six lots: Lots 5, 6, 7, 9, 11 and 12, and two parcels of Open Space (A and B). The septic, driveways, storm water management and access to the lots are all the same as the original application. He further explained that each lot has an individual storm water management system so there is no creation of any more runoff than there would be on a vacant lot. It all is absorbed into the ground. What has changed, he indicated, were the drainage calculations, which were also included in the packet of information submitted with the application. Three separate engineers (DiVesta, Virbickas and Gallagher) agree on the new calculations, according to Mr. Young. The Conservation Commission has expressed interest in the open space properties (A and B), and deeds have been submitted stating that these will be conveyed.

The proposed detention basin on Open Space B was outlined in detail by Mr. Young, with particular attention given to a proposed weir which would help divert any excessive water flow (10 year storm event), and is designed to channel the water out in two different locations into the brook. According to Mr. Young this will reduce the water “four fold” in terms of the amount going into the brook. The weir will help meter it out at a rate much slower than its current rate.

Mr. Young promised Commissioner Frankel engineering details on anticipated amounts of time there would be overflow of the weir into the brook.

The two final sheets of the plan outlined for the Commission were the Watershed map of the original subdivision which generated the new calculations, and the map showing abutting property owners, with some new names appearing, reflecting property transfers since the last application.

Town Director of Public Works R. Tedesco has been in contact with Mr. Young, and they are composing bond estimates.

Mr. Forte asked where Dingle Brook may interface with this property. He asked if the flow would be affected by the proposed subdivision. Mr. Young addressed this question using the plan.

A motion to accept application for 101 Obtuse Hill Road #201200961: 6 lot subdivision “Whispering Glen II” in for review was made by P. Conlon, seconded by D. Frankel, and carried unanimously.

A motion to set a public hearing for Application #2001200961, Whispering Glen Section II, for Thursday, December 6, 2012, at 7:45 p.m. was made by P. Conlon, seconded by R. Baiad and carried unanimously.

A site walk will be scheduled at the next meeting.

A checklist will be done by R. Baiad.

5. Minutes of Other Boards and Commissions:

- Zoning: 10/11/12: Still discussion drive-through establishments
10/9/12: Special Meeting: No comments
- Inland Wetlands: 10/15/12: No comments

6. **Correspondence:**
 - a. Letter from K. Daniel to the Planning Commission dated 10/19/12 re: Referral to Zoning Commission for proposed regulation change: No discussion nor action.
7. **Informal Discusison:** There was none at this meeting.
8. **Tabled Items:** There were none at this meeting.
9. **Adjourn:** A motion to adjourn at 8:25 p.m. was made by D. Frankel, seconded by R. Baiad, and carried unanimously.

A. Kerley, Vice Chairman/Acting Chairman